



Approved May 10, 2006

**PLANNING COMMISSION  
CITY OF SCOTTSDALE  
COMMUNITY DESIGN STUDIO  
7606 E. INDIAN SCHOOL ROAD  
SCOTTSDALE, ARIZONA  
APRIL 19, 2006**

**STUDY SESSION MINUTES**

**PRESENT:** Steve Steinberg, Chairman  
James Heitel, Vice-Chairman  
Jeffrey Schwartz, Commissioner  
Steven Steinke, Commissioner  
David Barnett, Commissioner  
Kevin O'Neill, Commissioner

**ABSENT:** Eric Hess, Commissioner

**STAFF PRESENT:** Lusia Galav  
Tim Curtis  
Frank Gray  
Randy Grant  
John Lusardi  
Donna Bronski  
Sherri Scott  
Greg Williams

1. **CALL TO ORDER**

The study session of the Scottsdale Planning Commission was called to order by Chairman Steinberg at 4:12 p.m.

2. **REVIEW OF APRIL 19, 2006 AGENDA**

**CONTINUANCES**

2-TA-2006

ESL Text Amendment

Ms. Galav noted this item is continued to a date to be determined.

**APPROVED**

## INITIATION

222-PA-2006

### Text Amendment on Aircraft

Ms. Galav noted this item is a request by the City to initiate a Text Amendment to the Scottsdale Zoning Ordinance to restrict aircraft in residential districts.

247-PA-2006

### Institutional Use Text Amendment

Ms. Galav noted that this item is a request by the City to initiate a Text Amendment to the Scottsdale Zoning Ordinance to restrict non-residential uses in large lot single-family residential districts. The change would require that non-residential uses go through the use permit process.

In response to a question by Commissioner Barnett concerning the determination of two acres, Mr. Lusardi explained that two acres was used in order to establish some starting parameters. There will be an analysis concerning the size of the initiation, the types of assembly uses wanted, and the impacts which need to be addressed.

Mr. Gray stated that the lot area of an average neighborhood church or place of assembly was the basis for the number. He opined that an acreage number should not be included in the initiation because it would limit the evaluation; the term "neighborhood fabric" should be used. A more detailed analysis will determine an acreage number.

Commissioner Barnett clarified that the initiation was written differently than the paperwork given to the Commissioners. The paperwork alluded to two acres and the initiation did not mention it at all. Commissioner Barnett noted an upcoming Development Review Board case where a church has a 35-car parking lot in a residential area which indicated to him that anything above one acre should go through the use permit process. Mr. Gray explained that acreage is determined by the total size of the lot; if portions are added that bring a lot over the acreage requirement then a use permit would be required.

In response to a suggestion by Vice-Chairman Heitel, Ms. Bronski stated that she would make sure that the history of the Aircraft initiation is included; the initiation is a resolution of a decision made by City Council in 1983 on aircraft in residential areas. Ms. Bronski suggested that wording be discussed over the break so that it could be included in the initiation during the regular session.

In response to a question by Commissioner Barnett regarding initiating an amendment to the front yard parking lot amendment, Mr. Gray stated that an R1-7 study is almost completed and will be presented to the Planning Commission upon its completion. Parking is a more complicated issue and will take significantly more neighborhood input and study. The Planning Commission should expect that in fall or winter of 2006.

In response to Vice-Chairman Heitel mentioning density bonuses and the definition of meaningful open space and the rationale for providing bonuses under the density bonus, Mr. Gray stated that he had some interesting

information and would agendize the subject for a future Planning Commission study session.

### **EXPEDITED AGENDA**

1-UP-2006                      Tanners

6-AB-2006                      Scottsdale Foothills Condominiums

Ms. Galav noted that this item was an abandonment of GLO's currently in the middle of an existing rental building in order for them to be developed into condominiums. They were not abandoned when the project was originally established in the 1960's.

Commissioner Steinke stated that there have probably been many times between the 1960's and 1990's where GLO's were acknowledged but did not require abandonment; it is likely going to be an issue that continues to come before the Planning Commission. Mr. Gray stated that many projects were done differently when the City was working under State law.

7-AB-2006                      Dusenberry Residence

Ms. Galav noted that the item was an abandonment of a right-of-way with the City retaining a drainage easement.

In response to a question by Chairman Steinberg, Mr. Hadder explained that the channel action starts on the property and there are three collection inlets. A storm drain system feathered into the channel going down to the ditch south of Chaparral High School was created.

In response to a question by Commissioner Barnett regarding owner access to both sides of his property, Mr. Hadder explained the different options the owner would have. Mr. Hadder noted that it is a critical channel that needs to be maintained to capacity, which is why the City is allowing for the ability to cross. At this time there are no plans to go underground or do improvements. A drainage easement would still be necessary if it were underground. If the owner decided to build a bridge he would have to go through the City for a building permit.

### **REGULAR AGENDA**

3-GP-2006                      Transportation General Plan Amendment

Chairman Steinberg requested that this item be moved to the expedited agenda.

20-UP-2005                      Colaric Abandonment

Ms. Galav noted that significant public input was expected.

3. **REVIEW OF APRIL 26, 2006 TENTATIVE AGENDA**

Ms. Galav noted that the next meeting of the Planning Commission would be held on April 26, 2006. The meeting will be devoted to a discussion of abandonments. She asked Commissioners to let her know if anyone would like specific items added to the agenda.

4. **ADMINISTRATIVE REPORT**

Ms. Galav noted that the May 10, 2006 meeting is tentatively scheduled for a joint study session with the Transportation Commission to discuss the Transportation Master Plan.

5. **ADJOURNMENT**

With no further business to discuss, the study session adjourned at 4:37 p.m.

Respectfully submitted,  
A/V Tronics, Inc.

APPROVED